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Springfield, Fairview Road  
*Halesworth*

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A well presented spacious detached four bedroom family home with approximately one acre of gardens which has planning permission to erect three detached properties to the rear. The house enjoys lovely views to the front and once the development is complete will still enjoy these and a good sized garden. The building plots can also be purchased as one lot separately from the main house.

#### **Accommodation comprises briefly of:**

- Light and spacious hallway
- Generous sitting room
- large kitchen/family room
- Separate dining room
- Utility room and ground floor shower room
- Four bedrooms
- Bathroom and en-suite
- Oil fired central heating and double glazing
- Approximately 1 acre plot
- Planning consent for three detached properties to be erected in the rear garden



#### **The Property**

On entering the spacious hallway you will find a dining room to your left and then the good sized lounge to the rear where there are plenty of windows giving very light accommodation.

The large kitchen/family room which is a more recent addition to the property runs from front to back with patio doors leading out to the rear.

There is a utility room and a downstairs shower room with a useful glazed porch leading off to the rear.

On the first floor the spacious landing takes you into four bedrooms, the master being a good size with plenty of fitted storage and an en-suite shower room, there is also a family bathroom. The property has double glazed windows and oil fired central heating.



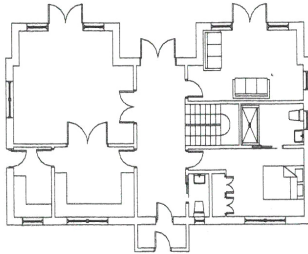
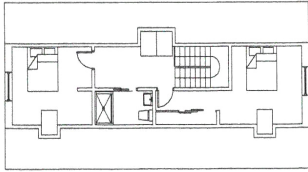
### Outside

The plot is approximately an acre of lawned gardens which are planted with trees and shrubs, to the rear of the house is a garage/timber workshop, however as the property enjoys a deep lawned frontage it would certainly enhance the property if a parking area or a garage were constructed here (subject to planning) leaving the house to enjoy a good sized rear garden.

### Plots

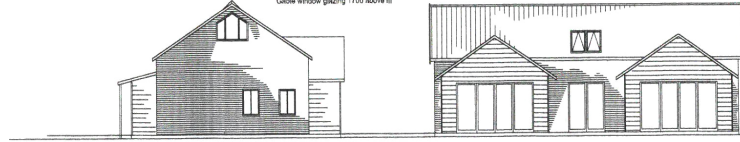
The owners have been granted planning permission for three detached properties to the rear, these consist of two bungalows of 165 sq. meters and a chalet bungalow of 129 sq.meters. A driveway from Fairview Road will need to be created to access them. The building plots can be purchased as one lot separately from the main house at a guide price of £325,000. The buyer would also be responsible for the cost and construction of the access road and putting in the services to the plots.



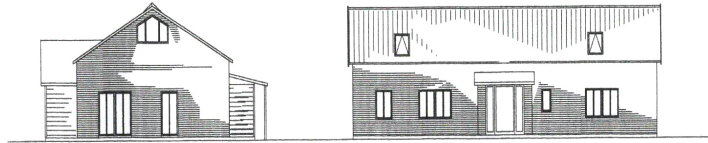


Plot 1 and 3 - 165 m<sup>2</sup>

Walls: Wavenny red blend brick / mid grey weatherboard  
 Roof: Natural slate  
 Windows: Stained White  
 Gable window glazing 1700 above sill



South  
Elevation

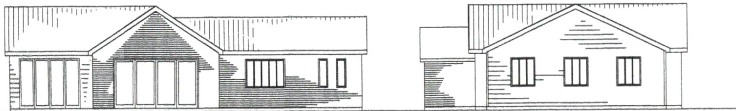


North  
Elevation

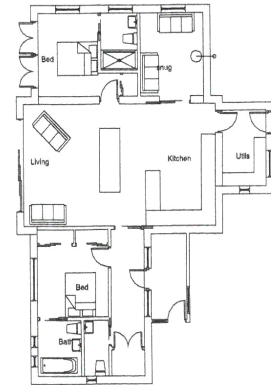
Walls: Wavenny red blend brick / white render  
 Roof: Red plain tile  
 Windows: Stained White



North  
Elevation



South  
Elevation



Plot 2 - 129 m<sup>2</sup>



## Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, unless mentioned, but may be available in addition, subject to separate negotiation.

## Services

Oil fired central heating and hot water.

Mains electricity and drainage. EPC Rating: E

## Local Authority

East Suffolk District Council

Council Tax Band: E

Postcode: IP19 8QF

## Agents Note

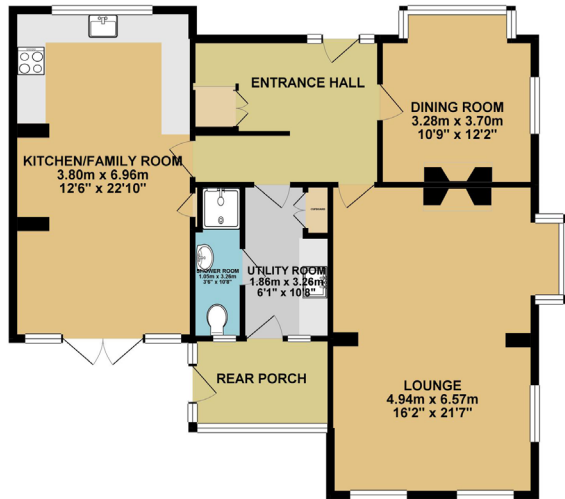
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

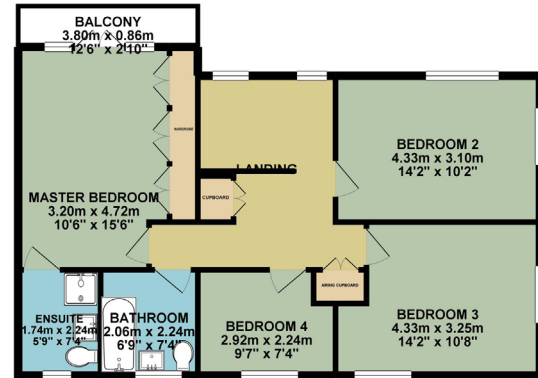
Vacant possession of the freehold will be given upon completion.



GROUND FLOOR 94.73 sq. m.  
( 1019.69 sq. ft. )



1ST FLOOR 72.42 sq. m.  
( 779.56 sq. ft. )



TOTAL FLOOR AREA : 167.16 sq. m. ( 1799.25 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Offers in the region of: £675,000

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.